STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00 .

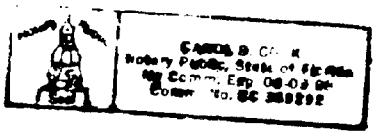
Affiant

My Commission Expires:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVERBER, 1995.

Notary Public

(AFFIX SEAL)



WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Morton Seaman C/O SEAMAN DEVELOPMENT CORP. 11540 HIGHWAY 92 EAST SEFFNER, FLA. 33584 ATTN: JEFFERY H. FINKEL	SAME AS NEW OWNER	26-15, Par 20-21

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **RICHARD L. BAKER and DANIEL P. BAKER, SR.**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **MORTON SEAMAN**, (the "Grantees"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Re-Plat of Rooms To Go Subdivision, of record in Book 9700, page 57, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard L. Baker and Daniel P. Baker, Sr., by quitclaim deed from Robert D. McClendon, Trustee, of record in Book 8164, page 759, Register's Office, Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) on the day and date acknowledged below.

Richard L. Baker
RICHARD L. BAKER

Daniel P Baker Sr.
DANIEL P. BAKER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Richard L. Baker, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of November, 1995.

Bobby D. Dixon
NOTARY PUBLIC

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Daniel P. Baker, Sr., the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of November, 1995.

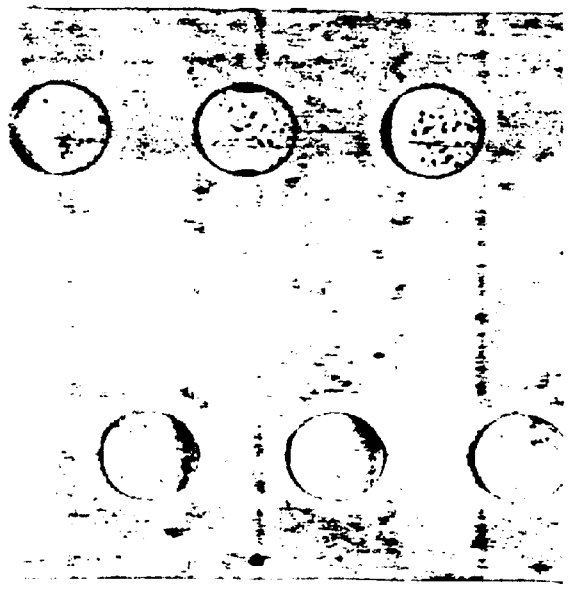
Bobby D. Dixon
NOTARY PUBLIC

My Commission Expires: 11-22-97

0122358
IDENTIF. & REFERENCE

95 NOV 13 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7695 11/13 0101 03CHECK 4541.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

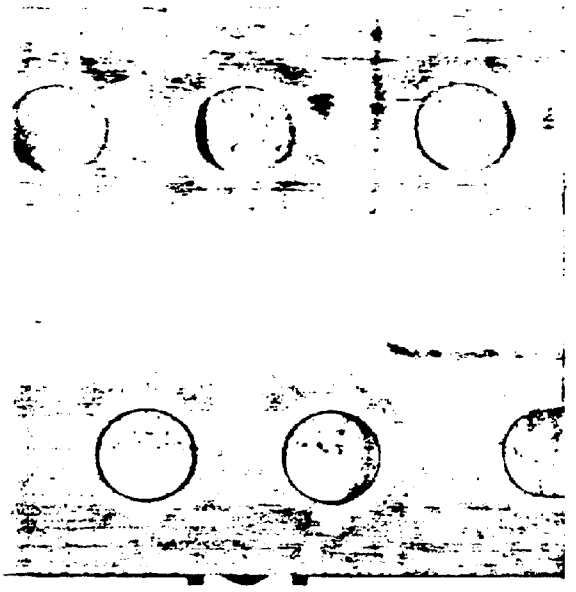
RECEIVED OF _____

FOR _____

BOOK 9858 PG 31

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
1225000.00
DON TX 4532.50
PRFEE 1.00
WDEED 8.00
TOTAL 4541.50
CHECK 4541.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/95 01 09:40 0001 7695

0122358 IDENTIF. # REFERENCE

95 NOV 13 AM 9:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976271